



## Request for a Pre-Application Conference

**Request/Waive \***

- ☒ Request Pre-Application Conference  
☐ Waive Pre-Application Conference

Please note: Requesting to waive the Pre-Application conference requires you to fill out this form for review.

Are you pursuing the pre-application process because you have been contacted by staff regarding a use on this property? \*

No

### Applicant Information

**Name** Shawn Pahlevani  
**Address** 45240 Russell Branch Parkway, Ashburn VA 20147  
**Phone** 703.201.0081

### Representative Information (primary contact)

**Name** George Gitchev  
**Company** J2 Engineers, Inc.  
**Address** 4080 Lafayette Center Drive Suite 330, Chantilly, VA 20151  
**Phone** 703.361.1550 x 372  
**Email** ggitchev@j2engineers.com

### Proposed Site

**PIN** 040395426 and 040391727  
**Location Description** 45240 Russell Branch Parkway, Ashburn VA 20147  
**Existing Zoning** A-3  
**Project Acreage** combined: 9.16 acres  
**Election District** Broad Run

**Proposed Application** To explore the potential for a residential development on the subject parcels. The parcels are within the Suburban Mixed-Use subarea and front the Russell Branch Pkwy. The development will serve as an extension to the Kincora Village Center which already provides a mixture of non-residential uses.

**Water \***

- ☒ Public Water  
☐ Private Well

**Sewer \***

- ☒ Public Sewer  
☐ Private Septic

**Proposed Application Types\***

- ☒ Zoning Map Amendment  
☐ Minor Special Exception  
☐ Commission Permit  
☐ Sign Development Plan

- ☐ Special Exception  
☐ Zoning Concept Plan Amendment  
☐ Zoning Ordinance Modification  
☐ Zoning Map Amendment - Conversion to Current Zoning Ordinance

## Uploads

**Sketch Map(s)\***

Sketch map of the site.

PRAP\_EXBT.pdf

754.4KB

**Graphics/Photos**

Graphics/photos of the proposed use.

**Memo\***

Memo describing the proposed project/use, existing environmental, topographical, and structure features and list of issues to be discussed at the conference.

pahlavani - project narrative.pdf

117.08KB

## Confirmation

**Signature**



## Create LMIS Record

**LMIS Application Abbreviation**

i.e. ZMAP, SPEX  
PRAP

**LMIS Application Year**

i.e. 2018, 2019  
2020

**LMIS Application Number**

i.e. 0005, 0018  
0053